

Contextual Overlay – Fact Sheet

BL2014-771 (established the contextual overlay district)

- Base zoning remains
- Generally – Includes appropriate design standards necessary to maintain and reinforce established form or character of residential development in a particular area
- **Setback**
 - Minimum required setback shall be average of the setback of the 2 developed lots abutting each side of the lot
 - Example – abutting lots have setbacks of 50 feet, 55 feet, 40 feet, and 42 feet; average 47 feet, required minimum
- **Height**
 - Maximum height, including foundation, shall not be greater than 35 feet or 125% of the structures on the two lots abutting each side, whichever is less
 - If 125% of the average is less than 27 feet, a maximum height of 1.5 stories in 27 feet is allowed
 - Example – average is 24 feet; max allowed height is 30 feet
- **Coverage**
 - Maximum coverage shall be 150% of the average of the coverage of the two abutting lots on each side
 - Does not include detached garages or accessory buildings
 - Example – average coverage of abutting lots is 2,100 square feet; max coverage of 3,150 allowed
- **Access, Garages, Parking**
 - If there is an alley, access shall be from the alley
 - On corner lots, access shall be within 30 feet of rear property line
 - Driveways are limited to 1 per public street frontage
 - Parking, driveways, and all other impervious surfaces in the required setback shall not exceed 12 feet in width
 - The front of any detached garage shall be located behind the rear of the primary structure
 - The garage door of any attached garage shall face the side or rear property line